

BOARD OF APPEAL REFERRALS

May 11, 1978

1.       Z-4145           Morris Steigman, Trustee  
                          272-274 Cambridge Street, Boston
2.       Z-4147           Alphonse P. Wadluga  
                          6 Trescott Street, Dorchester
3.       Z-4148           Oriental Realty Trust  
                          1613-1615 Blue Hill Avenue, Mattapan
4.       Z-4149           James P. Cairns  
                          203-205 Blue Hill Avenue, Roxbury
5.       Z-4152           Edsons Realty Trust  
                          Edward E. Kaplan  
                          621-623 Saratoga Street, East Boston

MEMORANDUM

May 11, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert F. Walsh, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 5/23/78

Z-4145  
Morris Steigman, Trustee  
272-274 Cambridge Street, Boston  
at Anderson Street

Five-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-2-65</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from eight apartments and store to six apartments and two restaurants.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. A restaurant is conditional in an L-2-65 district.		
8-7. Sale over the counter of on-premises-prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out is conditional in an L-2-65 district.		

Essentially proposal would expand restaurant operation to second floor. Community is concerned with conversion of residential units to commercial use. No objection to street-level pizza restaurant which has existed for many years. Recommend denial of restaurant expansion.

VOTED: In reference to Petition No. Z-4145, brought by Morris Steigman, Trustee, 272-274 Cambridge Street, Boston, for two conditional uses for a change of occupancy from eight apartments and store to six apartments and two restaurants in a local business (L-2-65) district, the Boston Redevelopment Authority recommends denial of restaurant expansion. Community is concerned with conversion of residential units to commercial uses. No objection to existing street-level pizza restaurant.





Z-4145  
272-74 CAMBRIDGE ST.  
(B.P.)



## Board of Appeal Referrals 5/11/78

Hearing: 5/23/78

Z-4147

Alphonse P. Wadluga  
6 Trescott Street, Dorchester  
near Pleasant Street

Three-story frame structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from three-family dwelling to lodging house (12 lodgers).

## Violation(s):

SectionRequiredProposed

8-7. A lodging house is conditional in an R-.8 district.

14-2. Lot area is insufficient.

12,500 sf

3,145 sf

Transient use would be inimical to predominantly owner-occupied residential properties on the street and seriously impact the surrounding neighborhood. No provisions for off-street parking. Abutters and neighborhood totally opposed. Recommend denial.

VOTED: In reference to Petition No. Z-4147, brought by Alphonse P. Wadluga, 6 Trescott Street, Dorchester, for a conditional use and a variance for a change of occupancy from a three-family dwelling to a lodging house in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Transient use would be inimical to predominantly owner-occupied residential properties on the street and seriously impact the surrounding neighborhood. No provisions for off-street parking. Abutters and neighborhood totally opposed.





Z-4147  
6 TRESCOTT ST.  
(DOR.)



Board of Appeal Referrals 5/11/78

Hearing: 5/23/78

Z-4148  
Oriental Realty Trust  
1613-1615 Blue Hill Avenue, Mattapan  
near Fairway Street

6,967 square feet of land

District(s): apartment \_\_\_\_\_ general business B-1 industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to erect one-story retail stores structure.

Violation(s):			
<u>Section</u>		<u>Required</u>	<u>Proposed</u>
20-1.	Rear yard is insufficient.	10 ft.	0
23-4.	Off-street parking not provided on site.		

Structure will house extension of existing retail store, owned by appellant, and a bakery. Site has been vacant for past few years. Parking violation is mitigated by close proximity of public parking facility and on adjoining premises owned by appellant. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-4148, brought by Oriental Realty Trust, 1613-1615 Blue Hill Avenue, Mattapan, for two variances to erect a one-story retail stores structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided plans (exterior and signage) are submitted to the Authority for design review.





Z-4148

1613-15 BLUE HILL AVE.  
(MATT.)



Board of Appeal Referrals 5/11/78

Hearing: 5/23/78

Z-4149

James P. Cairns

203-205 Blue Hill Avenue, Roxbury  
at Southwood Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from store to tavern-restaurant.

Violation(s):

Section

Required

Proposed

8-7. Off-street parking not provided.

Lack of off-street parking will create excessive curb demands in an area already overburdened. Community is opposed to proposal.

Recommend denial.

VOTED: In reference to Petition No. Z-4149, brought by James P. Cairns, 203-205 Blue Hill Avenue, Roxbury, for a variance for a change of occupancy from store to tavern-restaurant in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Lack of off-street parking will create excessive curb demands in an area already overburdened. Community is opposed to proposal.





203-205 BLUE HILL AVENUE  
(BOX 1)  
Z-4149



Board of Appeal Referrals 5/11/78

Hearing: 5/16/78

Z-4152  
Edsons Realty Trust  
Edward E. Kaplan  
621-623 Saratoga Street, East Boston  
near McClellan Highway

One-story masonry structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business L-.5 waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy from storage of vehicles to  
auto body repair shop and mechanical repair; to  
erect spray booth.

Violation(s):

Section

Required

Proposed

8-7. Repair shop garage and auto body shop are  
conditional in an L-.5 district.

Site is inappropriate, surrounded by residential properties. Partially  
zoned local business, the block is predominantly residential and repair  
facility would tend to further deteriorate this character. Residents  
and Little City Hall are opposed. Recommend denial.

VOTED: In reference to Petition No. Z-4152, brought  
by Edsons Realty Trust, 621-623 Saratoga  
Street, East Boston, for a conditional use  
for a change of occupancy from storage of  
vehicles to auto body repair shop garage in  
a local business (L-.5) district, the  
Boston Redevelopment Authority recommends  
denial. Site is inappropriate, surrounded  
by residential properties. Partially zoned  
local business, the block is predominantly  
residential and repair facility would tend  
to further deteriorate this character.  
Residents and Little City Hall are opposed.





Z-4152

621-623 SARATOGA S  
PIPELINE  
ENTRY HOUSE (E. B.)